UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION II
2890 WOODBRIDGE AVENUE
EDISON, NJ 08837

VIA ELECTRONIC MAIL

Cannistra Realty LLC
43 Kensico Drive, Second Floor
Mt. Kisco, NY 10549
victorc@cannistracpa.com

Dear Messrs. Cannistra,

As you are aware, the United States Environmental Protection Agency (EPA) previously conducted an investigation pursuant to its Superfund authority at the former Canadian Radium and Uranium Corporation (Can Rad) facility located at 105 Kisco Avenue in Mt. Kisco, New York, which comprises a portion of the Can Rad Site (Site). During that prior investigation, soil samples were collected at the Site, and analytical results indicated elevated concentrations of Radium-226 at the former Can Rad facility property, including in areas near your adjacent property (Property) at 125 Kisco Avenue. For this reason, in September 2019, EPA conducted investigatory sampling activities at the Property to determine whether any radiological contamination extended from the former Can Rad facility onto the Property and, if so, the general extent.

EPA's sampling event in September 2019 included the placement of 17 radon canisters within the commercial building at the Property, a gamma-screening survey of the outside areas of the Property, and the collection of soil samples from nine outdoor sampling locations. The sampling results from that investigation were previously supplied to you, including a map showing the sampling locations. Radon canister sampling, which was designed to measure whether radon concentrations are present in the indoor air of the building at the Property, revealed a range between 0.2 and 0.8 picocuries per liter (pCi/L), which is well below EPA's risk-based screening criteria of 4.0 pCi/L. The outdoor gamma screening survey indicated multiple areas throughout the Property with gamma readings above background radiation levels, specifically in the southwestern corner of the Property. For soil sampling, EPA's Site-specific action level (SSAL) for the Site is 2.52 pCi/g. Soil sample results from the 0-24" depth below ground surface indicated Radium-226 concentrations between 1.18 and 1.84 pCi/g, which are below the EPA SSAL. Soil sample results from the 24-120" depth were between 0.803 and 7.39 pCi/g, with 10 out of 16 sample results exceeding the EPA SSAL.

EPA evaluated the potential for radiation at the Property to cause long-term health effects, which required the consideration of the amount and concentration of the radioactive material, the depth of soil above the contamination, the potential for children and adults to be exposed to the radiation, the length of possible exposure to the radiation, and the nature of the Property as a job site for workers that perform work both indoors and outdoors (consistent with an automobile dealership). EPA has determined that the risk posed by the contamination at the Property to current workers at the Site is minimal and within EPA's acceptable risk range, meaning the risk of developing cancer from the radiation at the Site under current conditions is between one in 10,000 and one in 1,000,000. The risk for more transient occupants of the Property, such as customers and passersby, is lower. Therefore, an action to clean up the Property (i.e., the performance of additional removal activities) is not warranted at this time.

As long as the Property continues to be used for commercial/industrial purposes, EPA does not expect the subsurface radiological material to pose a significant threat to Property occupants. While the current conditions do not present a threat, please be aware that any intrusive work, including excavation or construction work, that is performed below 24 inches in depth may present a risk to human health. If it becomes necessary to conduct subsurface excavation or other work beneath the upper two feet of soil at the Property, please contact EPA for instruction on protective measures that should be taken.

Please feel free to contact me at 732-906-6984 or Gaughan.Daniel@epa.gov if you have any questions regarding this information.

Regards,

Daniel J. Gaughan
On-Scene Coordinator